

141.0

0003

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,046,600 / 1,046,600

ASSESSED:

1,046,600 / 1,046,600


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
49-51		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: OU WANMEI &	
Owner 2: HUGHES JEFFREY	
Owner 3:	

Street 1: 223 CEDAR AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: DI NITTO PASQUALE/ESTATE -

Owner 2: -

Street 1: 33 MYRTLE AVENUE

Twn/City: WAKEFIELD

St/Prov: MA Cntry:

Postal: 01880

NARRATIVE DESCRIPTION

This parcel contains .294 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1915, having primarily Vinyl Exterior and 2378 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		12799	Sq. Ft.	Site		0	70.	0.63	8										562,778						562,800	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	12799.000	474,200	9,600	562,800	1,046,600		90608
							GIS Ref
							GIS Ref
							Insp Date
							09/22/16

Entered Lot Size
Total Land:
Land Unit Type:

!10887!

PRINT

Date	Time
12/30/21	11:32:40

LAST REV

Date	Time
03/13/17	09:48:08

mmcmakin

10887

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DI NITTO PASQUA	62255-186		7/17/2013	Estate/Div	665,000	No	No		
DI NITTO CECILI	37714-260		1/18/2003	Family		1	No	No	
	11947-128		1/16/1971			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2015	1777							
11/3/2015	1699	Manual	3,007					
11/3/2015	1698	Manual	3,351					

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2016	Meas/Inspect	DGM	D Mann
9/22/2016	Permit Visit	DGM	D Mann
4/1/2009	Meas/Inspect	345	PATRIOT
1/26/2009	Measured	345	PATRIOT
11/18/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION

Type:	12 - Multi-Conver	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	2	Total: 2
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Average	OF=SINK IN BMT.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating: Fair	

RESIDENTIAL GRID**OTHER FEATURES**

Kits:	1	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1
A Kits:	1	Rating: Average	Level	FY LR DR D K FR RR BR FB HB L O	
Frl:		Rating:	Other		
WSFlue:		Rating:	Upper		
			Lvl 2		
			Lvl 1		
			Lower		

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1915
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

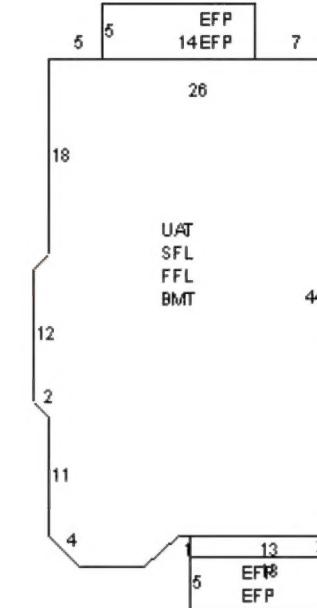
Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%

CALC SUMMARY

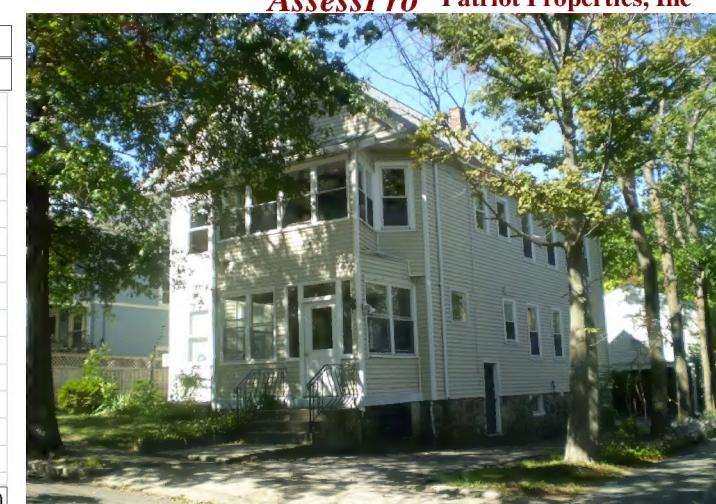
Basic \$ / SQ:	170.00
Size Adj.:	1.09154749
Const Adj.:	0.99989998
Adj \$ / SQ:	185.545
Other Features:	103300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	644258
Depreciation:	170084
Depreciated Total:	474174

COMMENTS

Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
26.86	T	40	104			8,900			8,900
5.84	T	16.8	104			700			700

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	Basement	1,189	55.660	66,184					
FFL	First Floor	1,189	185.540	220,612					
SFL	Second Floor	1,189	185.540	220,612					
EFP	Enclos Porch	322	35.680	11,488					
UAT	Upper Attic	297	74.220	22,061					
Net Sketched Area:				540,957					
Size Ad	2378	Gross Area	5078	FinArea	2378				

SUB AREA DETAIL**IMAGE**

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1 19X29	G	AV	1915	26.86	T	40	104			8,900			8,900
40	Lean-To	D	Y	1 8X17	A	AV	1998	5.84	T	16.8	104			700			700

More: N Total Yard Items: 9,600 Total Special Features: [] Total: 9,600